

**Planning & Development Services**  
**City of Frisco, Texas**

**FRISCO**



# **Zoning & Development Report for 2006**

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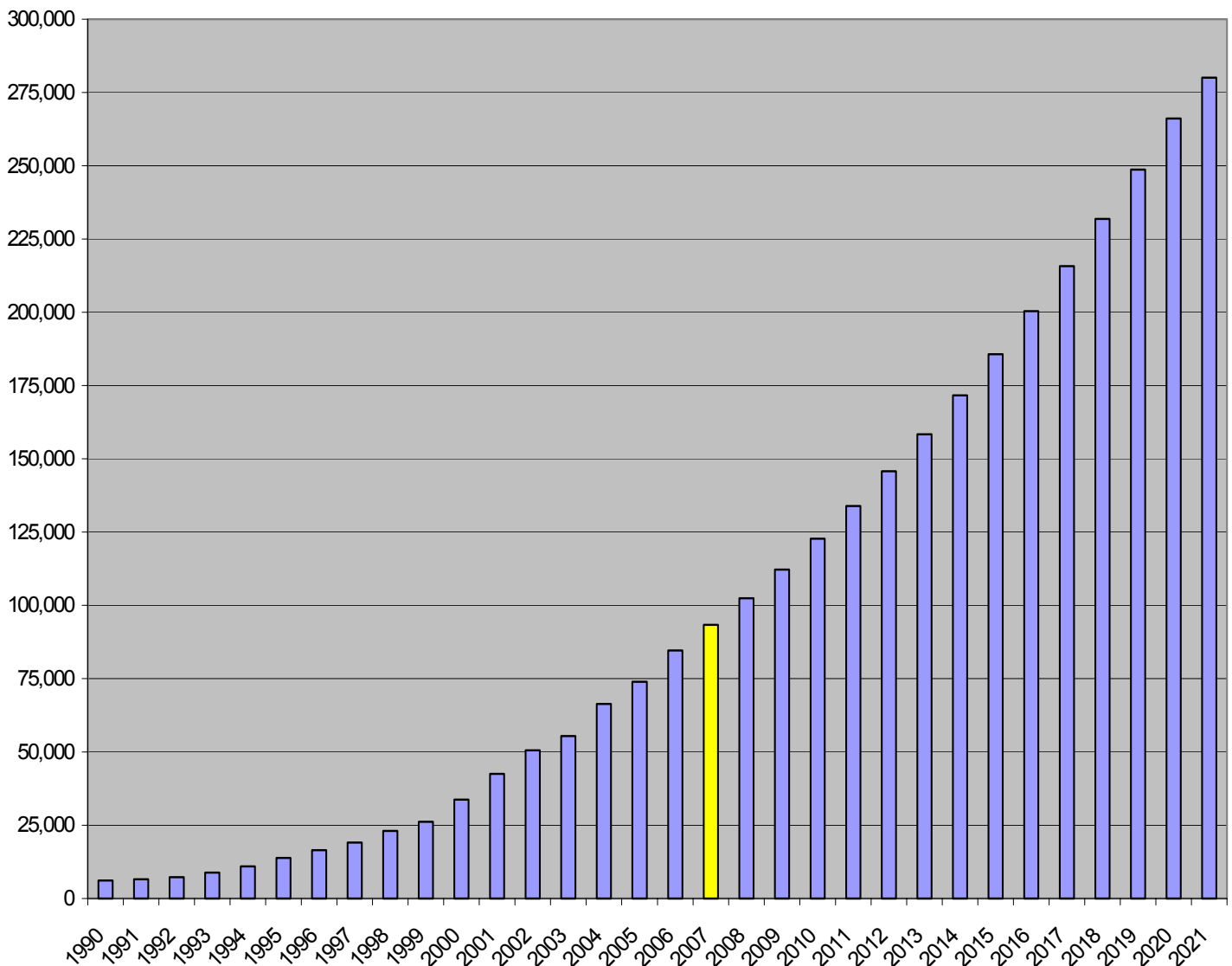
# Purpose

This document is intended to show the changes that have occurred in zoning and development for the City of Frisco. Planning & Development Services publishes the annual Zoning & Development Report to outline items of interest that have occurred over the previous year such as population growth, development, and amendments to the Zoning Ordinance and Comprehensive Plan. This document also looks at programs and changes that occurred in 2006 that affect future development in the City.

The City of Frisco assumes no liability from the use of the information reported herein.

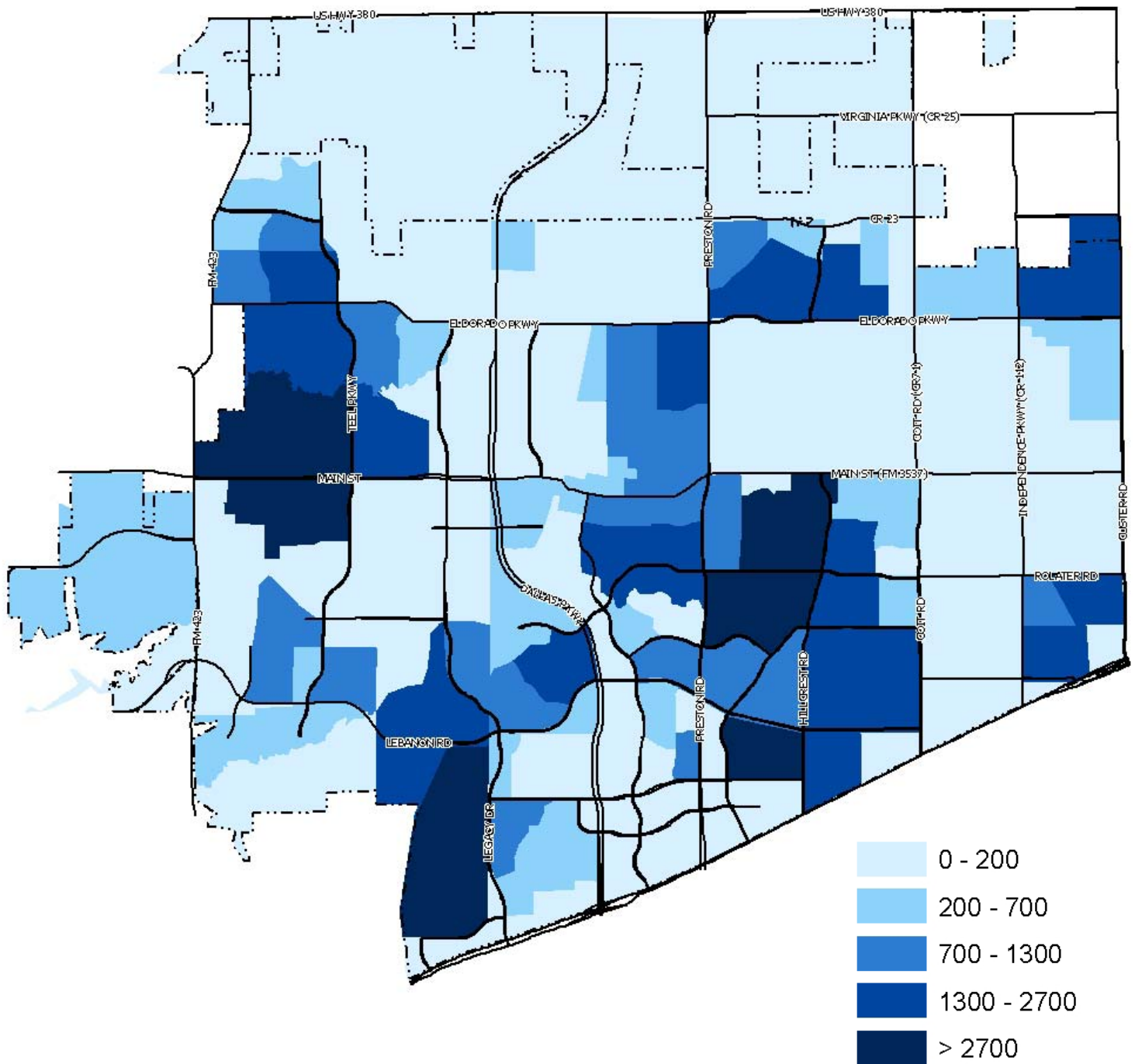
# Population

As of January 1, 2007, the residential population is estimated to be 93,346 persons. Approximately 27,576 people moved to Frisco between 1990 and 2000. An additional 59,632 people have moved to Frisco since 2000 alone. Projections are based on a linear population projection that considers an incremental average monthly increase based on certificates of occupancy and an adjusted January 1 estimate from North Central Texas Council of Governments (NCTCOG). City estimates usually vary less than 1% from NCTCOG estimates. The graph below shows the historic and projected population for the City of Frisco with a buildout population of 280,000 estimated to be reached in 2021.



# Population Distribution

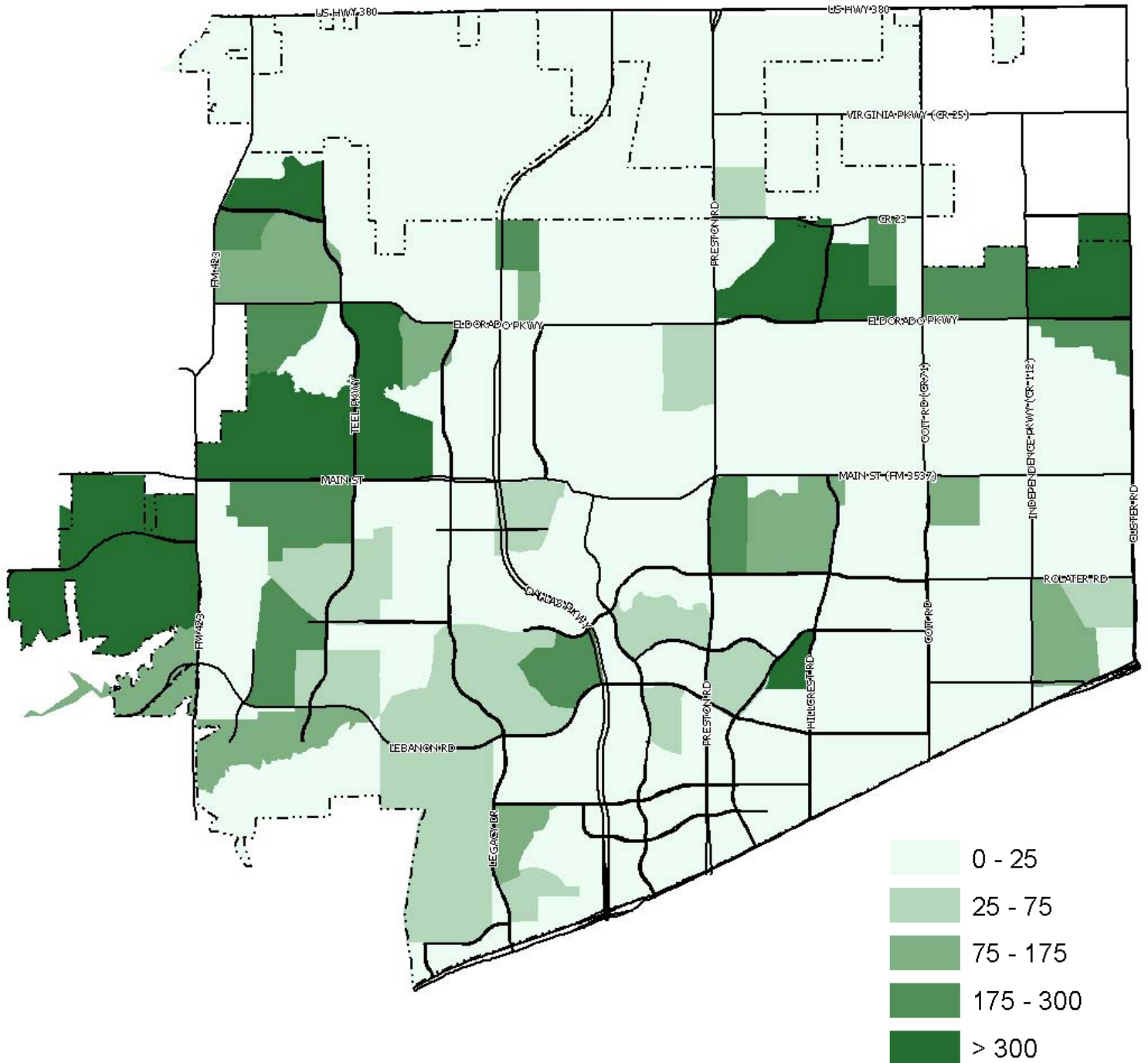
The map below shows the concentration of total residential population distributed throughout the City.





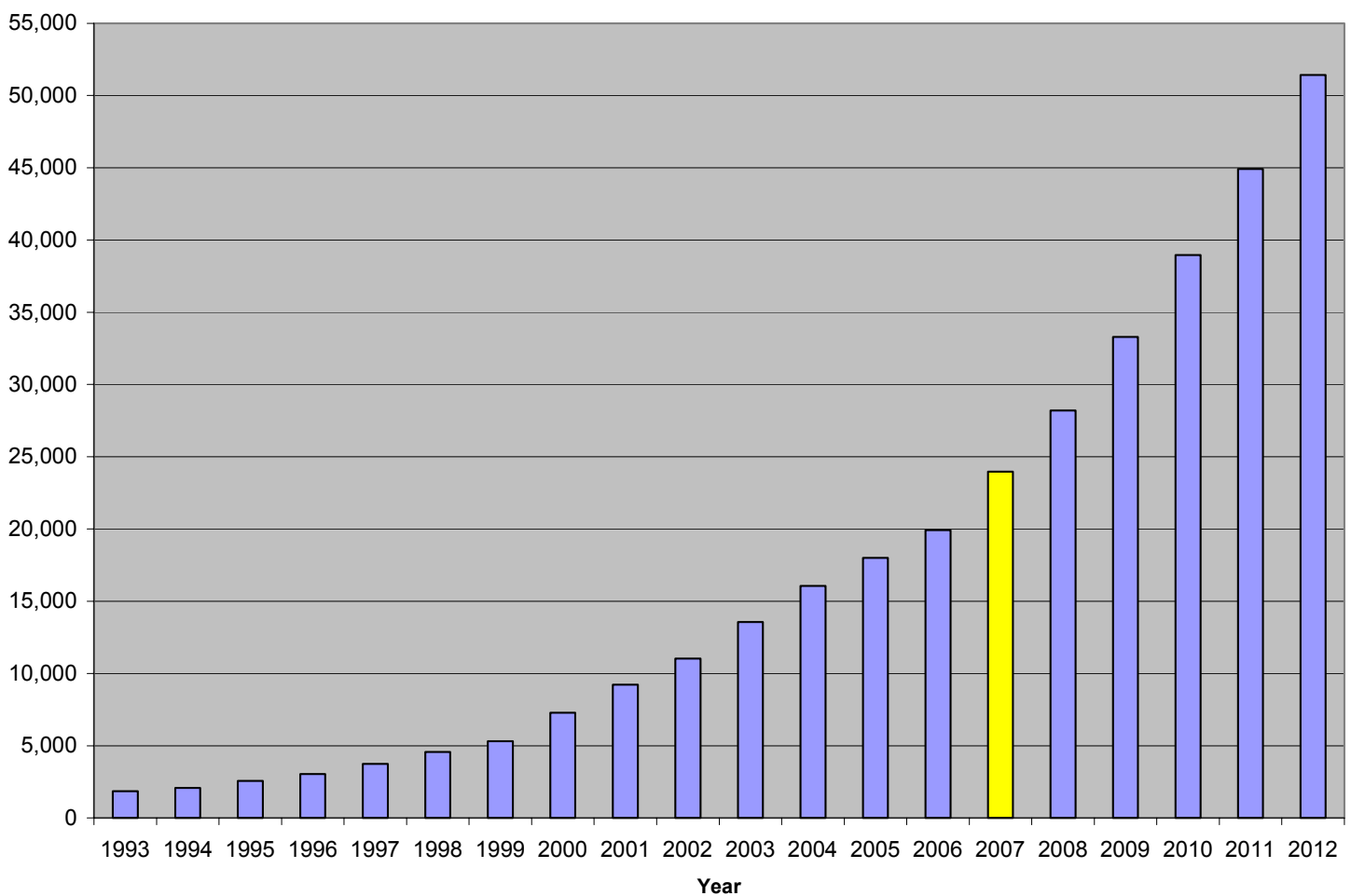
# 2006 Population Growth

The map below shows the growth in residential population for 2006.



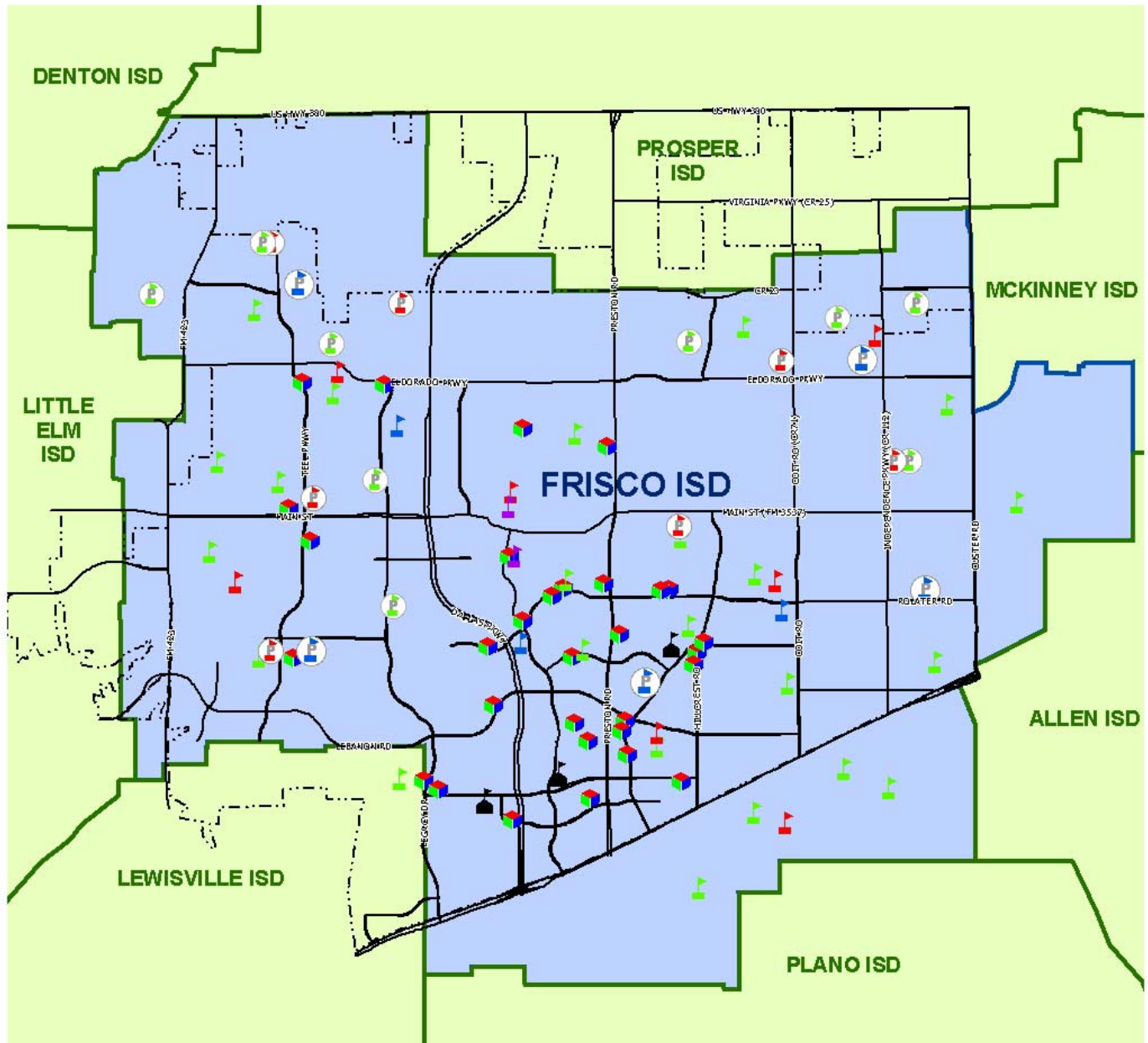
# Frisco Schools

A total of 23,960 students were enrolled in Frisco Independent School District (FISD) as of January 5, 2007. Enrollment is projected to reach 51,422 by 2012. The graph below shows the historic and projected enrollment for FISD.



# Schools & Daycares

The Map below identifies the location of schools and daycares in Frisco.

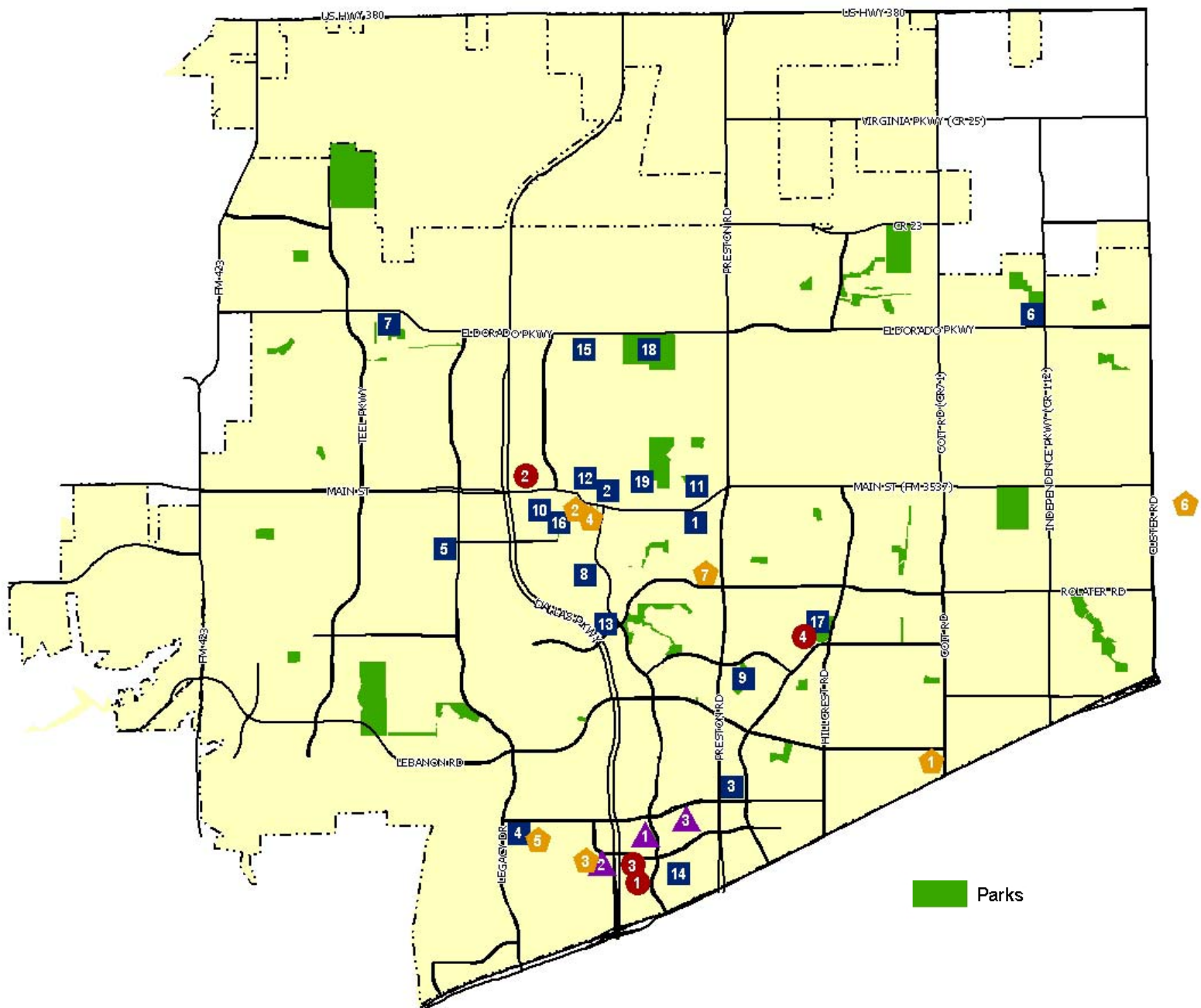






- Higher Education
- Elementary
- High
- Middle
- Proposed Elementary
- Proposed High
- Proposed Middle
- Special Programs Center
- Day Care Facilities



# Public Facilities & Parks

The map below identifies the location of public facilities and parks in Frisco. Also included are public art projects and sports venues in the City. The following page lists the facilities with their corresponding label and number.

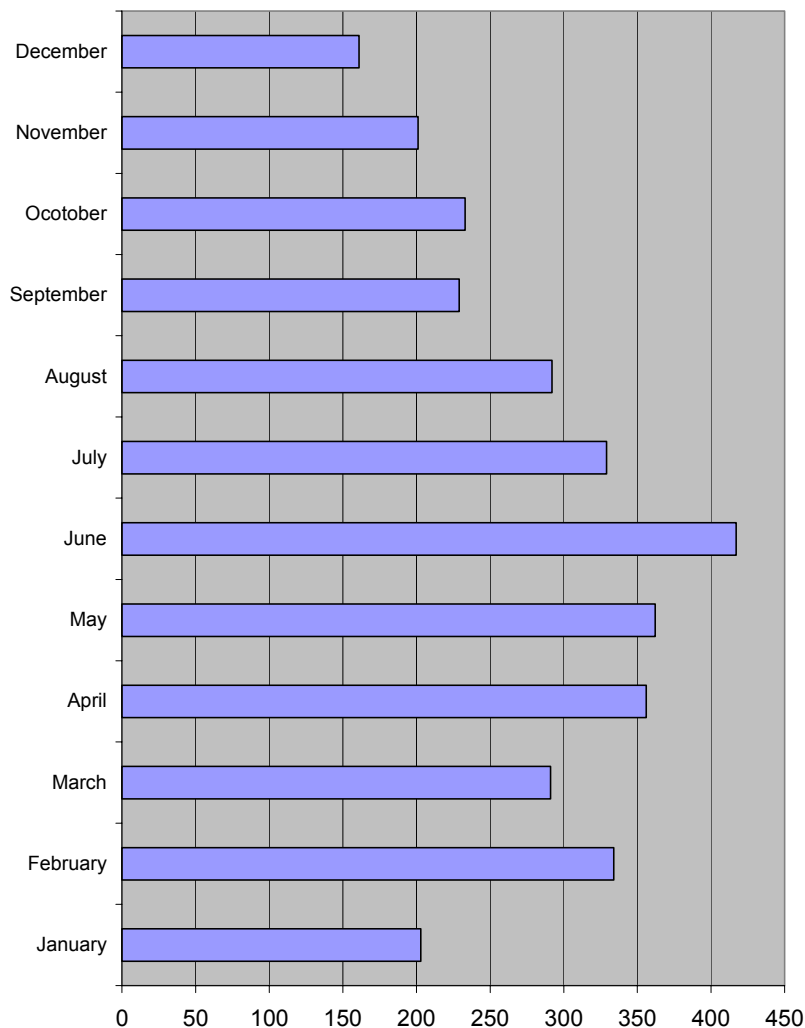


Label	Map #	Name	Address
 City Facility	1	<b>Central Fire Station &amp; Safety Town (Completed 2006)</b>	8601 Gary Burns Drive
	2	Community Center	6891 Oak Street
	3	Fire Station #2	3711 Ohio Drive
	4	Fire Station #3	5449 Warren Parkway
	5	Fire Station #4	4485 Platinum Parkway
	6	<b>Fire Station #5 (Completed 2006)</b>	14300 Eldorado Parkway
	7	Future Fire Station #6	3535 Eldorado Parkway
	8	Future Fire Training Building	850 South 5th Street
	9	Future Recreation & Aquatic Center	5828 Nancy Jane Lane
	10	<b>George A. Purefoy Municipal Complex (Completed 2006)</b>	6101 Frisco Square Blvd
	11	Municipal Court	8750 Sunset Drive
	12	Parks and Recreation	6756 Walnut Street
	13	<b>Police Headquarters (Completed 2006)</b>	7200 Stonebrook Parkway
	14	Police Substation	2601 Preston Road
	15	Public Works	11300 Research Rd
	16	Senior Center	6670 Moore St
	17	Shawnee Trail Sports Complex	6501 Hillcrest Dr
	18	Warren Sports Complex	11225 Rogers Rd
	19	Youth Center	7771 Camellia Ln
 Community Service	1	Centennial Medical Center	12505 Lebanon Rd
	2	Chamber Of Commerce	6843 Main Street
	3	FEDC	6801 Gaylord Pkwy
	4	Frisco Family Services Center	8780 3rd St
	5	Frisco Medical Center	5601 Warren Pkwy
	6	SPCA	8411 FM 720
	7	US Post Office	8700 Stonebrook Pkwy
 Public Art	1	Central Park & Shawnee Trail Sculptures	3155 Parkwood Drive
	2	Hall Office Park & Texas Sculpture Garden	6801 Gaylord Parkway
	3	Sculptures At Centre At Preston Ridge	8400 Gaylord Parkway
 Sports Venue	1	Frisco Roughriders Baseball Stadium	7300 Rough Riders Trail
	2	Pizza Hut Park Soccer & Entertainment Center	6000 Main Street
	3	Stars / Tornado Hockey Center	2601 Avenue of the Stars
	4	Superdome	9700 Wade Blvd

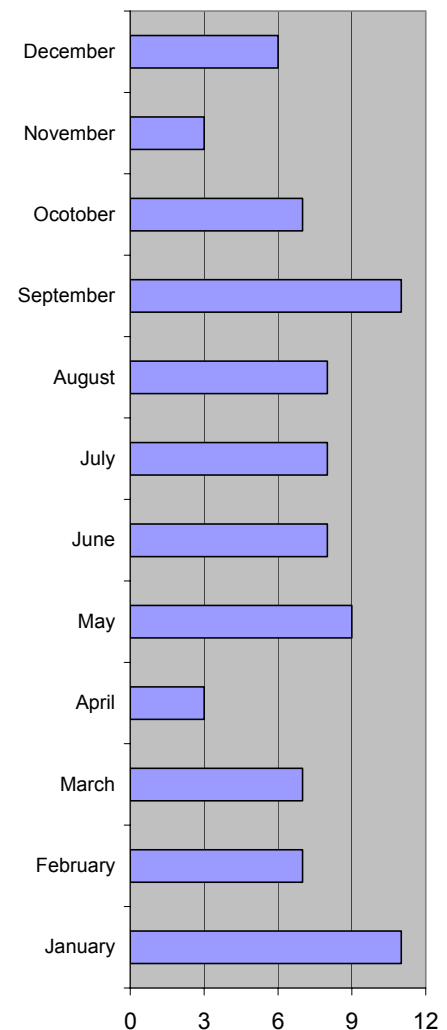
# Building Permits

3,409 single family building permits were issued during 2006. 26,571 have been issued since 1995. 88 commercial building permits were issued for 2006. The graphs below shows the number of residential and commercial building permits per month for 2006.

Residential

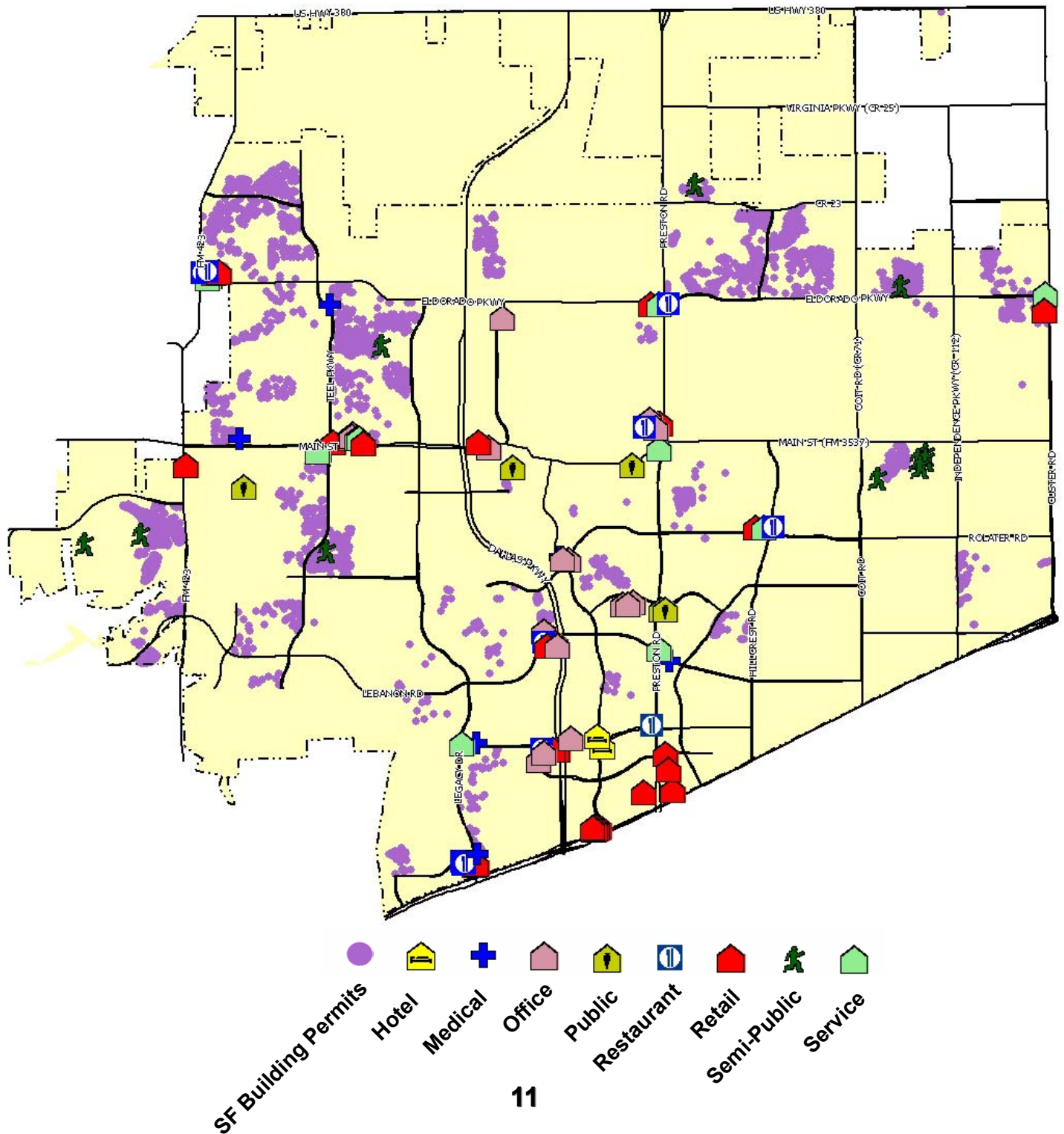


Commercial



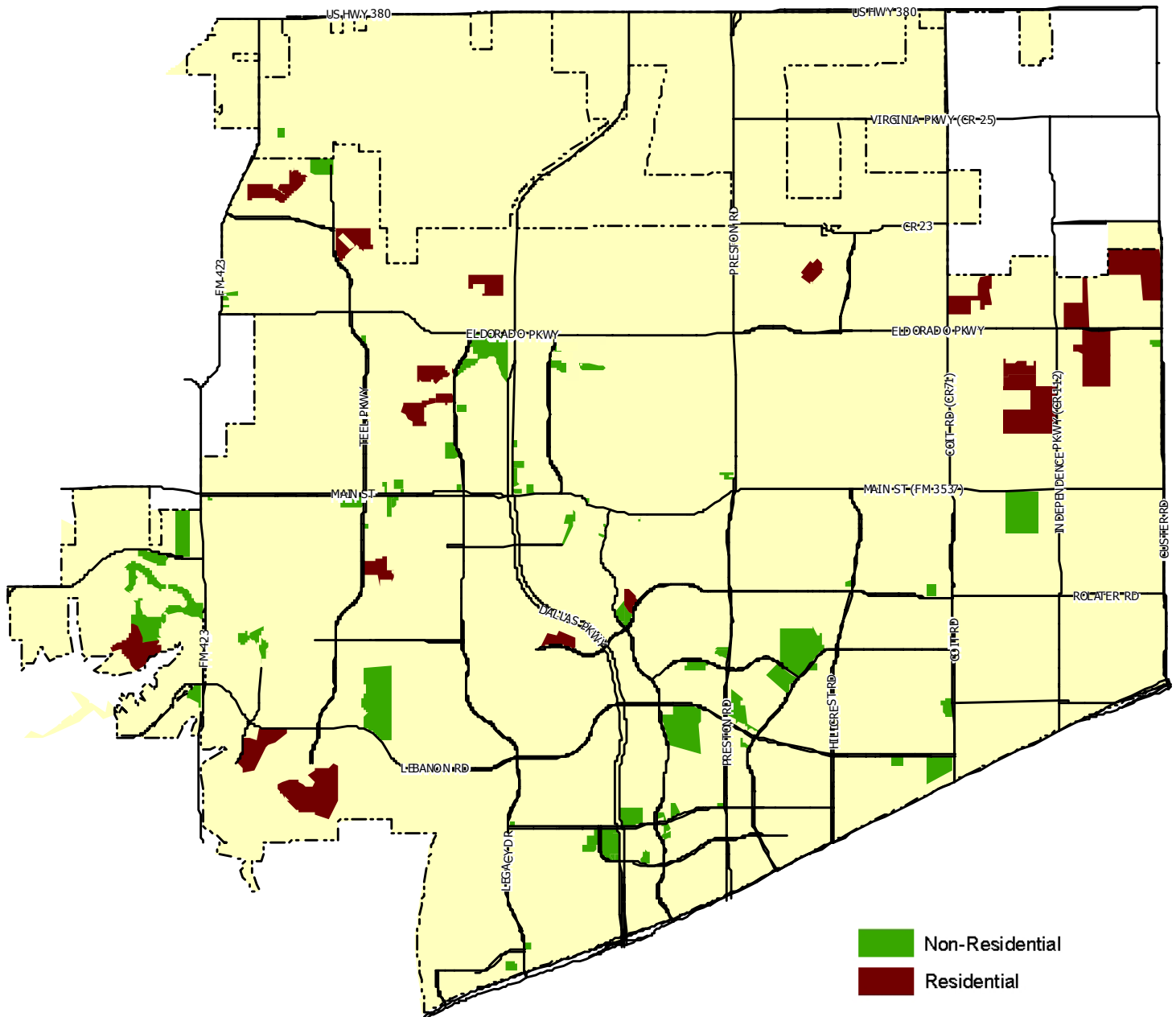
# Permit Distribution

The map below shows the location of residential and non-residential building permits issued in 2006.



# Final Plats & Site Plans

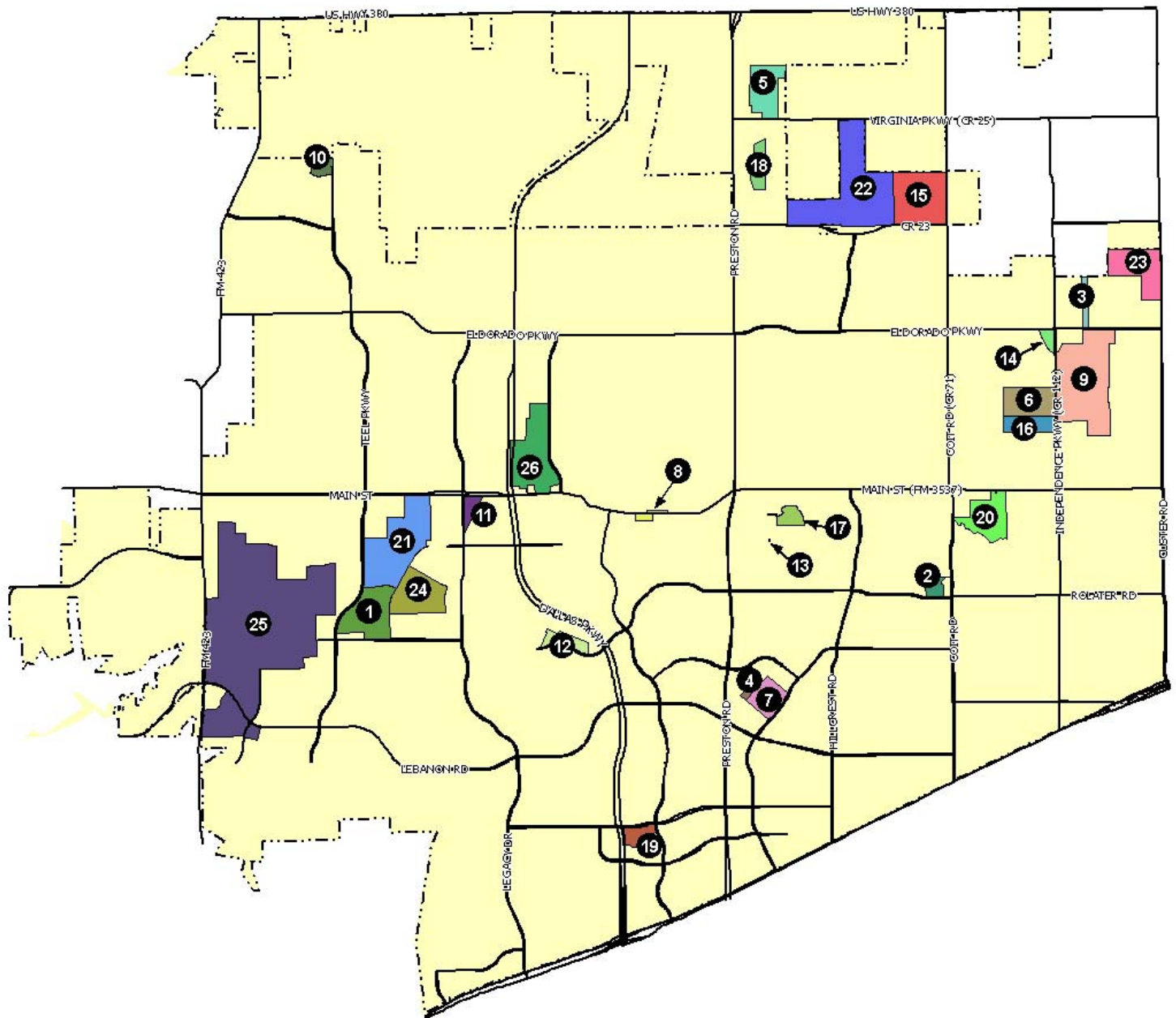
The map below identifies the location of approved final plats and site plans in the City during 2006.





# Zoning Changes

The map below identifies the zoning changes that occurred in 2006. The following two pages lists the zoning changes with their corresponding numbers from the map.



Map #	Ordinance #	Zoning Change
1	06-01-02	Amends PD-180 to reduce required sidewalk widths to match current standards outlined in City's Engineering Standards.
2	06-01-04	Rezones 18.6± acres from Planned Development-163-Patio Home to Planned Development-163-Office-1.
3	06-01-05	Rezones 17.7± acres from Agricultural to Single Family-5.
4	06-02-08	Rezones 19.3± acres from Planned Development-21-Multifamily/Business Center to Planned Development-21-Office-1.
5	06-02-12	Rezones 88.2± acres from Multifamily-1/Multifamily-2/Townhome to Planned Development-Multifamily-2/Townhome.
6	06-03-26	Rezones 89.4± acres from Agriculture to Planned Development-Single Family-4/Single Family-5.
7	06-03-27	Rezones 58.0± acres from Multifamily-1 to Office-2.
8	06-04-32	Rezones 11.2± acres from Single Family-5 to Planned Development-Original Town Commercial.
9	06-04-33	Rezones 275.3± acres from Agricultural/Single Family-2/Single Family-3/Single Family-4/ETJ to Planned Development-Single Family-2/Single Family-3/Single Family-4.
10	06-04-42	Rezones 21.4± acres from Multifamily-2/Planned Development-157-Single Family-5 to Single Family-5.
11	06-04-43	Amends Planned Development-173 to change the planned development standards regarding uses,
12	06-05-46	Amends Planned Development-103 to change standards regarding density, number of patio homes, and
13	06-05-51	Rezones 0.2± acres from Multifamily-1 to Single Family-5.
14	06-06-54	Rezones 15.9± acres from Office-1 to Planned Development-Office-1.

Map #	Ordinance #	Description
15	06-06-56	Rezones 163.5± acres from Retail/Multi-Family-1/ Single Family-2/Agricultural/Neighborhood Service to Planned Development-195-Retail/Single Family-5/ Single Family-2/Patio Home/Townhome.
16	06-07-60	Rezones 50.3± acres from Agricultural to Planned Development-Single Family-3.
17	06-07-61	Rezones 24.7± acres from Multifamily-1/Planned Development-9-Multifamily-2 to Single Family-5.
18	06-07-68	Rezones 33.9± acres from Multifamily-1 to Patio Home.
19	06-07-82	Rezones 36.2± acres from Planned Development-25-Business Center to Planned Development-196-Mixed Use.
20	06-08-84	Rezones 93.2± acres from Multifamily-2/Townhome to Single Family-5.
21	06-08-88	Rezones 223.9± acres from Agriculture/Information Technology/Planned Development-180/Planned Development-40 to Planned Development-199-Retail/ Office-1/Office-2/Townhome/Patio Home/Single Family-5.
22	06-08-89	Rezones 323± acres from Agriculture to Planned Development-Single Family-3/Single Family-4/Single Family-5/Patio Home/Townhome/Retail.
23	06-08-90	Rezones 108.2± acres from Agriculture to Planned Development-201-Single Family-3/Single Family-4/ Single Family-5.
24	06-09-91	Rezones 111.5± acres from Planned Development-Single Family-4/Single Family-5 to Planned Development-Single Family-3.
25	06-09-95	Rezones 943.2± acres from Single Family-3/Single Family-4/Single Family-5/Townhome/Multifamily-2 to Planned Development-202-Single Family-3/Single Family-4/Single Family-5/Patio Home/Townhome/ Multifamily-2.
26	06-10-101	Rezones 159.1± acres from Agricultural/Original Town Commercial/Commercial/Planned Development-188-Office-2 to Planned Development-188-Office-2.

# New Ordinances

Ordinances adopted in 2006 that affect development in Frisco are listed below.

**Ordinance No. 06-01-07** - Changed standards regarding Outside Storage and Outside Display Requirements by amending Article II, Section 3 and 4; Article III, Section 3; and Article IV, Section 5 of the Comprehensive Zoning Ordinance No. 00-11-01. Adopted on January 17, 2006.

**Ordinance No. 06-01-10** - The 2003 International Building Code with amendments was adopted on February 7, 2006.

**Ordinance No. 06-02-11** - The 2003 International Fire Code and standards related to drilling for oil and gas in the City were approved on February 7, 2006.

**Ordinance No. 06-02-14** - The Texas Department of State Health Services Standards for Public Pools and Spas of the Texas Administration Code, Title 25, Part 1, Chapter 265, Subchapter L on regulations for the operation and maintenance of all public and semi-public swimming pools with amendments was adopted on February 21, 2006.

**Ordinance No. 06-03-20** - The Engineering Design Standards Section 8 (Subgrade Design Requirements) was adopted on March 7, 2006.

**Ordinance No. 06-03-28** - Changed standards regarding Child Care Uses and Definitions by amending to Article II, Section 3, Subsection 3.03(G) and Subsection 3.04, and subsection 4.02 of the Comprehensive Zoning Ordinance No. 00-11-01. Adopted on March 21, 2006.

**Ordinance No. 06-03-31** - The City of Frisco, Texas Code of Ordinances was adopted and enacted on March 21, 2006.

**Ordinance No. 06-04-34** - Appendix E of the NTMWD Water Conservation Plan was revised to provide a consistent mechanism for preventing the waste of water resources on April 4, 2006.

**Ordinance No. 06-04-44** - The revised NTMWD Drought Contingency Plan was adopted on April 18, 2006.

**Ordinance No. 06-08-83** - Ordinance No. 318 was repealed and the Comprehensive Zoning Ordinance No. 00-11-01 amended to reflect the Oil & Gas standards adopted with the 2003 International Fire Code on August 2, 2006.

**Ordinance No. 06-08-86** - The Right-of-Way Management Ordinance No. 02-05-65 was amended on August 2, 2006 to clarify delineation of the work associated with all aspects of City improvements.

**Ordinance No. 06-09-100** - Ordinance Nos. 84-02-06 and 84-02-07 were amended to adopt Engineering Construction Specifications, Section D (Drainage System Construction Specifications) and Drainage Detail Sheets D01 and D02 of the Engineering Design Standards and Construction Details Manual on September 19, 2006.

**Ordinance No. 06-10-102** - Ordinance No. 00-03-19 was repealed to adopt the Texas Food Establishment Rules as amended establishing regulations for food, food establishments, mobile food establishments, mobile food vendors, day care facilities and temporary food establishments on October 3, 2006.

**Ordinance No. 06-10-105** - Frisco's Subdivision Regulation Ordinance No. 94-08-19 was amended to establish specific regulations for Electrical and Communication Utilities on October 3, 2006.

**Ordinance No. 06-10-106** - Adopted on October 3, 2006 to enable the City to bury utility lines.

**Ordinance No. 06-10-107** - Exhibit A of Ordinance No. 06-02-10 was amended to adopt the 2003 International Building Code with amendments on October 17, 2006.

**Ordinance No. 06-10-109** - Frisco's Code of Ordinances and Ordinance No. 04-07-62 were amended to provide new City of Frisco Sign Regulations on October 17, 2006.

**Ordinance No. 06-10-110** - The Code of Ordinances was amended and Ordinance No. 04-05-41 repealed to create the Commercial Green Building Program regulating the energy efficiency, mitigation of urban heat island effect, creation of pedestrian oriented environments, impact on air quality, conservation of water, and recycling of construction and demolition waste materials for all non-residential and multifamily developments in the City on October, 17, 2006.



**Ordinance No. 06-10-111** - Frisco's Code of Ordinances and Ordinance No. 01-05-39 were amended revising the Residential Green Building Program and regulating the energy efficiency, conservation of water, indoor air quality and recycling of waste of all residential building and structures in the City on October 17, 2006.

**Ordinance No. 06-11-112** - Ordinance No. 02-02-27 was repealed to adopt the 2003 International Property Maintenance Code with amendments establishing minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance on November 7, 2006.

**Ordinance No. 06-11-113** - Ordinance No. 02-02-06 was repealed to adopt the 2003 International Mechanical Code with deletions and amendments regulating the design, installation, maintenance addition, alteration, and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings on November 7, 2006.

**Ordinance No. 06-11-114** - Ordinance No. 02-02-04 was repealed to adopt the 2003 International Plumbing Code with deletions and amendments regulating the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems on November 7, 2006.

**Ordinance No. 06-11-115** - Ordinance No. 02-02-25 was repealed to adopt the 2003 International Fuel Gas Code with deletions and amendments regulating the installation of fuel gas piping systems, fuel gas utilization equipment and related accessories on November 7, 2006.

**Ordinance No. 06-11-116** - The Comprehensive Zoning Ordinance No. 00-11-01 was amended to set forth Landscaping Requirements on November 7, 2006.

# Comprehensive Plan

The 2006 Comprehensive Plan which includes the 2006 Parks, Recreation, and Open Space Master Plan was approved by City Council on April 18, 2006 as Ordinance No. 06-04-38.

The Comprehensive Plan is a guide for the City's future growth and includes the Future Land Use Plan, Thoroughfare Plan, Parks & Open Space Master Plan and recommended goals and objectives to carry out the Plans.

Frisco's 2006 Comprehensive Plan received the Comprehensive Plan Award from the Texas Chapter of the American Planning Association.

To learn more, you can view the 2006 Comprehensive Plan online at:

[www.friscotexas.gov/departments/Planning\\_Development](http://www.friscotexas.gov/departments/Planning_Development).

A CD-ROM of the Comprehensive Plan may be purchased at Planning & Development Services during regular business hours from 8 a.m. - 5 p.m. for \$10. If you would like to have a CD mailed to you, send a check for \$15 (postage and handling) made payable to "Planning & Development Services". Please provide the shipping address with your request.

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